

069.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

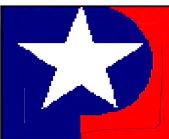
663,800 / 663,800

USE VALUE:

663,800 / 663,800

ASSESSED:

663,800 / 663,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
43		DAVIS AVE, ARLINGTON

Legal Description						User Acct
						44348
						GIS Ref
						GIS Ref
						Insp Date
						11/17/18

OWNERSHIP

Unit #:

Owner 1: LYDEN PATRICIA L/ TRUSTEE	
Owner 2: PATRICIA L LYDEN TRUST	
Owner 3:	
Street 1: 43 DAVIS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LYDEN PATRICIA L -	
Owner 2: -	
Street 1: 43 DAVIS AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1408 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5471	Sq. Ft.	Site			0	70.	1.07	12									408,889						408,900	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/3/1997	508	Manual	1,270					REPLACE WDK	11/17/2018	Inspected	BS	Barbara S							
									11/1/2018	MEAS&NOTICE	CC	Chris C							
									12/22/2008	Meas/Inspect	294	PATRIOT							
									10/7/1999	Meas/Inspect	263	PATRIOT							
									7/26/1993		MF								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average										WDK (49) 7		
Sty Ht: 2	2 Story			A Bath:	Rating:										7 2		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	Brick or Stone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV	Average	31. %											
Prim Int Wal 2	Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	Typical			Special:		%											
Prim Floors: 3	Hardwood			Override:		%											
Sec Floors: 5	Lino/Vinyl	15 %		Total:		31 %											
Bsmnt Flr: 12	Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3	Typical			Const Adj.: 0.98549062													
Insulation: 2	Typical			Adj \$ / SQ: 172.954													
Int vs Ext: S				Other Features: 75000													
Heat Fuel: 1	Oil			Grade Factor: 1.00													
Heat Type: 5	Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 362022													
% Com Wal		% Sprinkled		Depreciation: 112227													
				Depreciated Total: 249795													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 069.0-0004-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100		5,100
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100											
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	